


Notice of Public Meeting of the Design and Historic Review Commission of the City of Yuma

Pursuant to A.R.S. § 38-431.02, notice is hereby given to the members of the Design and Historic Review Commission of the City of Yuma and to the general public on that the Design and Historic Review Commission will hold a meeting open to the public on May 11, 2022 at 4:00 p.m. in the City Hall Council Chambers, One City Plaza, Yuma, AZ. The Agenda for the meeting is as follows:

	<p style="text-align: center;">Design and Historic Review Commission Agenda</p> <p style="text-align: center;"><i>City Hall Council Chambers One City Plaza</i></p> <p style="text-align: center;">Wednesday, May 11, 2022 4:00 p.m.</p>
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City Hall Council Chambers will be open with limited public access.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

April 27, 2022

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-39603-2022:** This is a request by Penn Neon Sign Co., Inc., on behalf of JJM Resort Developers, LLC. for aesthetic review of a new sign at the Radisson Hotel in the General Commercial / Aesthetic Overlay (B-2/AO) District, for the property located at 1501 S. Redondo Center Drive, Yuma, AZ.

COMMISSION DISCUSSION

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular location.

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay

None

2. National Heritage Area

3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

Design and Historic Review Commission Meeting Minutes
April 27, 2022

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, April 27, 2022 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice Chairman James Sheldahl, and Commissioners Amanda Coltman and Sandra Anthony. Commissioners William Moody, Juan Leal-Rubio and Chris Hamel were absent.

STAFF MEMBERS present included Robert Blevins, Principal Planner; Amelia Griffin, Associate Planner and Alejandro Marquez, Administrative Specialist.

Chairman Tom Rushin called the meeting to order at 4:01 p.m., and noted there was a quorum present.

APPROVAL OF MINUTES

April 13, 2022

Motion by Sheldahl, second by Coltman to APPROVE the minutes of April 13, 2022. Motion carried unanimously, (4-0) with three absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-39276-2022: *This is a request by Jose Salazar, on behalf of Nextgen Properties LLC, for historic review of two new triplexes in the Century Heights Conservancy Residential Historic District, for the property located at 578 S. 1st Avenue, Yuma, AZ.*

Amelia Griffin, Associate Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Jose Salazar, 3378 W. 17th Pl., Yuma AZ was present and available for questions.

Commissioner Sheldahl asked if the units would be being facing each other. **Salazar** answered no. **Sheldahl** then asked was there any plans for landscaping in the common area. **Salazar** replied that the areas along 1st Avenue and 6th Street would be landscaped. **Sheldahl** asked if there would be any trees. **Salazar** said yes.

Commissioner Anthony asked if there was a parkway owned by the City located on the property. **Salazar** replied yes, along 1st Avenue. **Griffin** clarified that there would be landscaping within the rights-of-way on 6th Street and 1st Avenue.

PUBLIC COMMENT

None

Motion by Coltman, second by Anthony, to APPROVE Case Number DHRC-39276-2022 subject to the Conditions of Approval in Attachment A. Motion carried unanimously, (4-0) with three absent.

COMMISSION DISCUSSION

1. "Side Trips": A short presentation on the smaller historic sites with a focus on a particular location. **Robert Blevins, Principal Planner** summarized the "Side Trip" of Jenny's (Homs) Market and the Hodges House.

QUESTIONS

None

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

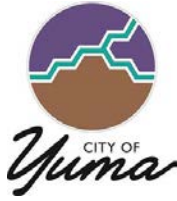
None

ADJOURNMENT

The meeting was adjourned at 4:28 p.m.

Minutes approved this _____ day of _____, 2022.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-39603-2022
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date:

May 11, 2022

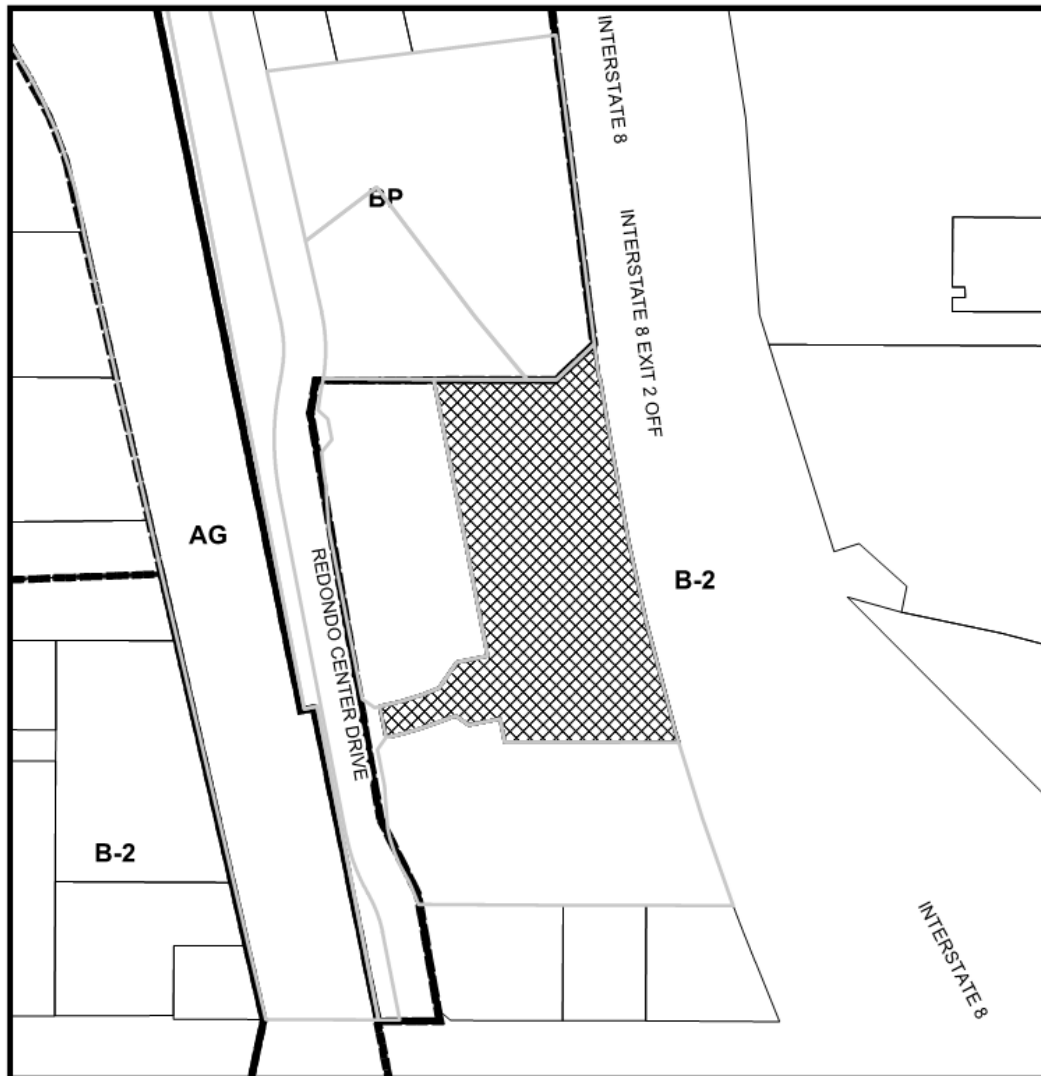
Case Number:

DHRC-39603-2022

Project Description/Location:

This is a request by Penn Neon Sign Co., Inc., on behalf of JJM Resort Developers, LLC., for aesthetic review of a new sign at the Radisson Hotel in the General Commercial/ Aesthetic Overlay (B-2/AO) District, for the property located at 1501 S. Redondo Center Drive, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	Yes
Historic District:	N/A
Parcel Number:	665-30-001
Historic Listing Status:	N/A
Address:	1501 S. Redondo Center Drive
Property Owner:	JJM Resort Developers, LLC.
Property Owner's Agent	Penn Neon Sign Co., Inc.
Zoning of the Site:	B-2/AO
Existing Land Use(s) on the Site:	Hotel
Surrounding Zoning and Land Uses:	
○ North:	BP/AO; College
○ South:	B-2/AO; Vacant
○ East:	B-2; Interstate 8
○ West	B-2/AO; Vacant
Related Actions or Cases:	DR2007-014 (hotel); DR2007-018 & DR2008-003 (signs).
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

This proposal is for a sign mounted to the retaining wall, to replace a sign on the retaining wall along the east property line facing Interstate 8. The new sign for “Market Grill Steak & Seafood” will replace the “La Jolla Desert Center” sign.

Staff Analysis:

The commercial development was built in 2007, and is a 4-story Radisson Hotel. The restaurant space is on the south end of the 1st floor. The new sign is proposed to be 8 feet high and 30 feet long for a total of 288 square feet. The applicant describes the sign as: Nine 4' X 8' plywood panels- ½" thick.

Staff Recommendation:

Staff recommends **APPROVAL** of the aesthetic review for the new wall-mounted signage, in the General Commercial/Aesthetic Overlay (B-2/AO) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-39603-2022 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing Penn Neon Sign Co., Inc., on behalf of JJM Resort Developers, LLC., for a new sign at the Radisson Hotel in the General Commercial / Aesthetic Overlay (B-2/AO) District, for the property located at 1501 S. Redondo Center Drive, Yuma, AZ., subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Aesthetic Overlay Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 04/27/22

Final staff report delivered to applicant on: 05/03/22

- | | |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: 04/27/22 |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

- A. Conditions of Approval
- B. Aerial and Site Photos
- C. Elevations, Colors and Materials

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 04-27-22

Approved By: *Alyssa Linville*
Alyssa Linville,
Assistant Director

Date: 04-27-2022

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Assistant Director Community Development Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner (928) 373-5189

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

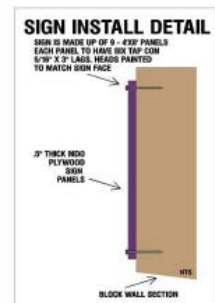
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Aerial and Site Photos



ATTACHMENT C
Elevations, Colors, and Materials

SIGN E



PROJECT: RADISSON
1501 S. REDONDO DR
YUMA, AZ

707 W. 8TH ST. YUMA, AZ 85364

PHONE: 928.782.2501

FAX: 928.343.4076

DRAWING DATE:
REVISION:
FILE NAME:

E-MAIL: SALES@PENNSIGNS.COM

